

**ARB Motion for
Rezoning Application RZ 2012-MV-008 and
Final Development Plan FDP 2012-MV-008
September 13, 2012**

I move to recommend approval of ARB-12-LOR-01 consisting of rezoning application RZ 2012-MV-008 (78.5 acres from R-C to PDH-8 and PDC) and Final Development Plan FDP 2012-MV-008, as presented at the August 2012 ARB workshop, for the adaptive reuse area of the former DC Reformatory & Penitentiary at Laurel Hill, subject to the following understandings and conditions:

1. Virginia Department of Historic Resources and National Park Service Review: The ARB recognizes that proposed demolition and the architecture and design for new construction are subject to further study and review by the Virginia Department of Historic Resources and the National Park Service as related to tax credit review. In particular, the ARB recognizes that rezoning application RZ 2012-MV-008 and Final Development Plan FDP 2012-MV-008 propose points of access through the wall, but do not stipulate the extent or height of the wall to be retained or lowered. The ARB also recognizes that points of access, the extent to which the north wall is lowered and final treatment of the wall, are subject to further study with review and determination by the ARB and the Virginia Department of Historic Resources (VDHR) and the National Park Service (NPS) as it relates to tax credit review. The ARB makes the following recommendations for the Penitentiary Wall:
 - a) The ARB supports vehicular access points through the wall on the north, east and south sides as well as pedestrian access at the existing entrance on the southeast corner of the east wall and through the existing sally port.
 - b) Maintain the existing buttresses at their current height and shape for the north wall.
 - c) Restore and maintain the historic grade at the outside face of the north wall to the maximum extent possible.
 - d) Incorporate screen elements between the buttresses to create an effect reminiscent of the north wall while still providing the necessary visibility into the site. Possible screen elements to explore include glass panels, an open grid or trellis system, and a combination of steel cables and posts.
 - e) Inform the ARB about feedback and direction given to the applicant from VDHR and NPS as it pertains to the wall, particularly, the lowering of the wall and proposed treatments.

2. Architectural design: Architectural design for new construction and the design features of new construction are not part of this recommendation but will be submitted to the ARB for review and action in accordance with the provision of the Fairfax County Zoning Ordinance and the MOA.
3. Rehabilitation and alterations: Rehabilitation and alterations to existing buildings planned for adaptive reuse as shown on the Final Development Plan will be undertaken in accordance with the Secretary of the Interior's Standards, but are not part of this recommendation and will be submitted to the ARB for review in accordance with the Fairfax County Zoning Ordinance and the MOA.
4. Demolition: Final action on the proposed demolition of contributing buildings and structures as shown in the FDP is subject to the requirements of the Memorandum of Agreement (MOA) which includes the applicant submitting a Feasibility Study to the ARB for each contributing building proposed for demolition.
5. Townhouse configuration: The townhouse configuration in the southwest portion of the site will be revised as presented at the August 2012 ARB workshop to minimize alley connections to the streetscape and re-orient the fronts of buildings to the streetscape.
6. Alley connections: Alley connections will be minimized as shown at the August 2012 ARB workshop, and alleys will be screened as much as possible. Screening treatments can include low walls and landscaping. The design and architectural treatment of the rear of townhomes and alleys will be submitted to the ARB for review in accordance with the Fairfax County Zoning Ordinance and the MOA.
7. Central Green: The pedestrian network around the Central Green should be strengthened and enhanced by exploring widened sidewalks and crosswalks, the introduction of different surface materials, and adding new pedestrian and bicycle links. The final design for the Central Green should provide a focal point and defining element for the "3rd campus" of new residential homes by encouraging the active formal and informal use of the open space and existing grandstand. Final design will be submitted to the ARB for review in accordance with the Fairfax County Zoning Ordinance and the MOA.
8. New Retail Building: The design of the new retail building adjacent to the existing Penitentiary wall should incorporate design elements such as setbacks and spandrel glass that enhance the distinction between the existing Penitentiary wall and the new construction. Final design will be submitted to the ARB for review in accordance with the Fairfax County Zoning Ordinance and the MOA.
9. North Parking Lot: The north parking lot outside the Penitentiary wall should be pulled back from the wall towards Silverbrook Road, and carefully screened through grading, low berming and landscaping. The parking lot should incorporate landscaping and hardscape elements and materials to mitigate the scale of the

surface paving and views of parked vehicles. Final design will be submitted to the ARB for review in accordance with the Fairfax County Zoning Ordinance and the MOA.

10. Mothballing buildings. All contributing buildings within the project limits proposed for adaptive reuse but not planned for immediate development will be mothballed per the guidelines set forth by the National Park Service, Preservation Brief #31.
11. Building Envelopes: The building envelopes for the new residential homes described in the CDP/FDP shall be considered maximums.